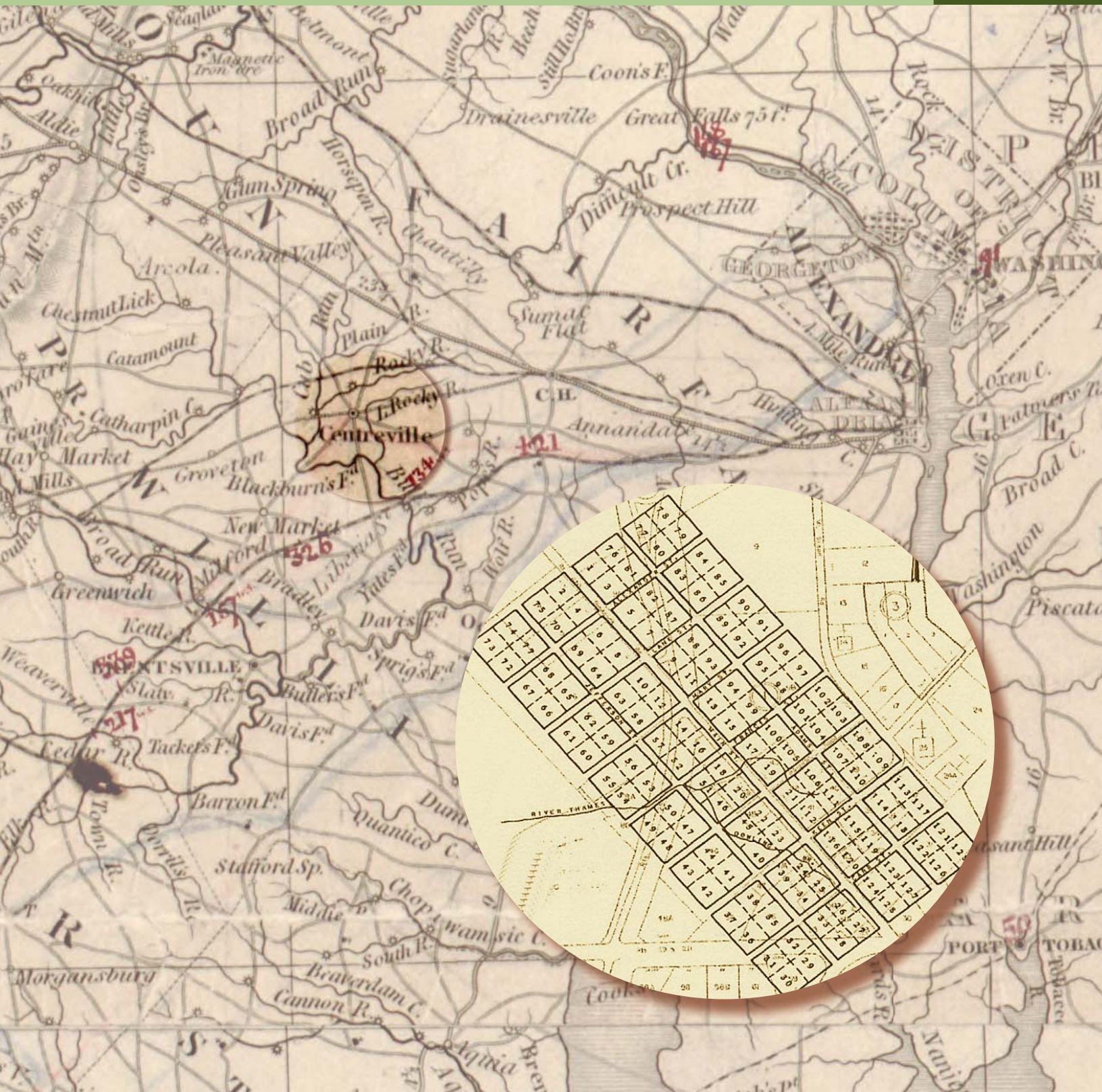


CENTREVILLE HISTORIC OVERLAY DISTRICT

DESIGN GUIDELINES

WHY THESE GUIDELINES?

I.



A. Introduction

1. The Centreville Historic Overlay District

As Fairfax County developed through time, each generation left a physical imprint on the county. The results are periods of various architectural styles, building types, street patterns, and open spaces. Each individual building becomes more distinctive and treasured as it survives subsequent generations of development. The Centreville Historic Overlay District (CHOD) has a rich history, much of it conveyed by the remaining historic buildings, open spaces and protected archaeological sites.

In 1986, the Centreville Historic Overlay District was established by Fairfax County. In 1992, as stipulated in the County's Zoning Ordinance, the Architectural Review Board adopted guidelines for new construction, and the exterior alteration of existing buildings, structures and sites located within its boundaries. At that time, there were five locally designated historic properties within the district.

In 2007, the Fairfax County Board of Supervisors approved the expansion of the CHOD from its original seventeen acres to eighty-four acres and directed that new guidelines be developed to protect the heritage resources within the expanded area.

The map below shows the boundary of the Centreville Historic Overlay District. Parcels within the district are shaded a deeper green than those outside the district.



A. Introduction

1. The Centreville Historic Overlay District, continued

The expanded area includes properties containing Civil War earthen fortifications, properties within the platted Town of Centreville as created by a 1792 Act of the General Assembly, the eighteenth-century Royal Oaks Farm site, and architecturally or culturally significant early- to mid-twentieth century properties.

In addition, there are more than two dozen known archaeological sites and the potential for additional, as yet undiscovered sites, within the CHOD. These sites are associated with each era of the town's development.

To ensure that development within the expanded boundaries of the historic district is consistent with the Centreville Historic Overlay District's historic character, these newly updated guidelines have been developed through a grant from the Virginia Department of Historic Resources.

2. Historic District Zoning

Fairfax County Zoning Ordinance Section 7-200 provides the regulations for the County's thirteen Historic Overlay Districts (HOD). Section 15.2-2306 of the Code of Virginia enables the Board of Supervisors to make such designations and establishes the criteria for such. The local purpose and intent of the HOD designation stipulates:

"Historic Overlay Districts are created for the purpose of promoting the general welfare, education, economic prosperity, and recreational pleasure of the public, through the perpetuation of those general areas or individual structures and premises that have been officially designated by the Board of Supervisors as having special historical, cultural, architectural, or archaeological significance.

Regulations within such districts are intended to protect against destruction of or encroachment upon such areas, structures, and premises; to encourage uses which will lead to their continuance, conservation and improvement in accordance with the following purposes:

1. To preserve and improve the quality of life for residents of the County by protecting and preserving familiar visual elements in the district.
2. To promote tourism by protecting heritage resources attractive to visitors to the County and thereby supporting local business and industry.
3. To promote the upkeep and rehabilitation of significant older structures and encourage appropriate land use planning and development that will enhance both the economic viability and historic character of the district.
4. To educate residents of the County about the heritage resources within the district and to foster a sense of pride in this heritage.
5. To foster local heritage resource identification and preservation efforts and to encourage the nomination by their owners of qualified properties for listing on the National Register of Historic Places and the Virginia Landmarks Register.

WHAT GUIDELINES CAN DO:

Explain, expand, and interpret general design criteria in the local preservation ordinance.

Help reinforce the character of a historic area and protect its visual aspects.

Serve as a tool for designers and their clients to use in making preliminary design decisions.

Increase public awareness of design issues and options.

Help identify and resolve specific design concerns which are frequently raised in the district.

Improve the design quality of future development in the district.

WHAT GUIDELINES CANNOT DO:

Serve the same legal purpose as the design review provisions of the ordinance. The ordinance is a law, guidelines are not.

Increase new construction or rehabilitation activities or improve maintenance of existing buildings in the district.

Ensure the highest quality of design in every instance.

Limit growth, or regulate where growth takes place.

Control how space within a building is used. They deal only with building exteriors.

6. To prevent, within the district, the encroachment of new buildings or structures, and additions or attachments, which are architecturally incongruous with the visual and historic character of the district.
7. To ensure that new development within the district is appropriate and that new structures are well designed.”

3. Comprehensive Plan

The Centreville Historic Overlay District is in the Bull Run Planning District, Centreville Area, and Suburban Center of the Fairfax County Comprehensive Plan. The plan text recognizes the importance of the historic district. The text stipulates the following criteria for development proposals subject to zoning actions and other development applications requiring ARB review:

- Remnants of Civil War earthworks and fortifications should be preserved.
- Due to the high potential for Archaeological Resources, a Phase 1 Archaeological Survey should be performed prior to any zoning action. Based on the findings from the Phase 1 survey, Phase 2 and, if needed, a Phase 3 with mitigation/ conservation plans should be developed, which may result in recommendations for conservation easements, public access/acquisition or other methods of preservation. The Cultural Resource and Protection Section of the Fairfax County Park Authority should be consulted as to what study is necessary and in developing an appropriate treatment and maintenance plan.
- There should be connectivity with the rest of the Centreville Historic Overlay District which may include conservation easements, public access/acquisition or other methods of preservation. Pedestrian linkages to and within the historic district should be provided.
- Any proposal will need to address storm water management (SWM). A coordinated SWM plan should be achieved where feasible. Low impact development concepts should be a part of any SWM plan.
- Any development proposal must respect the Centreville Historic Overlay District Design Guidelines as adopted by Fairfax County’s Architectural Review Board.
- Any development proposal should be compatible in terms of architecture, architectural mass, materials, scale, and design with the significant historic structures in the historic district. Landscaping compatible with the historic district should be provided. Structures should be designed to complement the historic district and where appropriate should front the district.
- Traffic impacts on the historic district should be minimized.

A. Introduction, continued

4. Using the Guidelines

The guidelines may be found in Chapter III of this document. These guidelines were developed as a resource to give detailed guidance to: project applicants, the building industry, property owners, the public sector, design professionals, and the community in understanding the design review process and to facilitate the Architectural Review Board (ARB) consideration of project applications.

They are based on *The Secretary of the Interior's Standards for Rehabilitation* (see Chapter IV) and are in keeping with the provisions of Article 7-200 of the Fairfax County Zoning Ordinance (see Appendix D).

Based upon analysis of the development of the Centreville Historic Overlay District (CHOD), these guidelines have been developed as a tool to guide new construction and ensure that all changes:

- preserve, complement, and reinforce the prevailing historic character of the district
- reinforce the existing scale
- encourage the consistent use of materials compatible with the character of the historic district
- preserve the district's economic viability

Additional direction is provided for land use planning, site development, and protection of archaeological resources.

For the existing historic structures in the CHOD, a checklist for cyclical maintenance is included (see Chapter IV).

B. Planning Your Project

1. Start with the Department of Planning & Zoning (DPZ)

The first step for an applicant should be the Fairfax County Department of Planning and Zoning (DPZ) to talk with the Historic Preservation Planner. DPZ is located at 12055 Government Center Parkway, Suite 730, Fairfax, VA, telephone (703 324-1380). The Preservation Planner serves as administrator to the ARB and is responsible for docketing items for the ARB's meeting agenda. This staff person can answer questions and provide guidance on submission requirements, proposed projects, the ARB application and review process, and permitting follow-up.

2. Criteria and Process for Review

According to the Zoning Ordinance, the criteria for review is:

In reviewing applications, the ARB shall not make any requirements except for the purpose of preventing developments architecturally incompatible with the historic aspects of the Historic Overlay District.

The ARB shall consider the following in determining the appropriateness of architectural features:

- (1) The exterior architectural features, including all signs, which are visible from a public right-of-way or a contributing or historic property;

NOTE:

Submission requirements may be adjusted according to the complexity of the project. At a minimum, the submitted documentation must clearly communicate, to the ARB and for the record, the nature of the proposal. Department of Planning and Zoning staff will be able to clarify the requirements for each applicant.

More detailed application process instructions are available on the County's website at: www.fairfax-county.gov/dpz/arb/arbprocedure.htm.

- (2) The general design, size, arrangement, texture, material, color and fenestration of the proposed building or structure and the relation of such factors to similar features of historic or contributing buildings or structures within the Historic Overlay District;
- (3) The extent to which the building, structure or sign would be harmonious with or architecturally incompatible with historic or contributing buildings or structures within the district;
- (4) The extent to which the building or structure will preserve or protect historic places and areas of historic significance in the County;
- (5) The extent to which the building or structure will promote the general welfare of the County and all citizens by the preservation and protection of historic places and areas of historic interest in the County.

What to include with your application:

- Application form
- Map showing location of property within Historic Overlay District
- Siting and grading plan
- Landscape plan
- Architectural drawings
- Photographs of the subject property and adjacent land/development

The application package must be mailed by the applicant to all ARB members and two copies submitted to the Department of Planning and Zoning two weeks before the meeting at which the applicant seeks to present the proposal.

For your presentation to the Architectural Review Board all applicants will need:

- A cross section of the subject property showing the proposed development in relationship to the historic structures in the district to show what can be seen of the development from the historic site.
- Samples of materials and colors.
- Outdoor lighting (including a drawing or photograph of all fixtures) and sign plan (including a drawing or photograph of the type of sign).
- Drawing of accessory features such as sheds, gazebos, garages, trash enclosures and other outbuildings, showing appearance and location.

I WHY THESE GUIDELINES

B. Planning Your Project, continued

3. Rehabilitation Tax Credits

If you are undertaking a major rehabilitation of a historic building and that building is listed in either the Virginia Landmark Register or National Register, you may be eligible for certain tax credits. These credits may be used to reduce your income tax liability dollar-for-dollar.

To be eligible for the tax credits under either the state or federal program, you must file the appropriate application with the Virginia Department of Historic Resources (VDHR) and/or the National Park Service (NPS) before the work begins, and follow *The Secretary of the Interior's Standards for Rehabilitation* found in Chapter 4.

Both VDHR and the NPS review your entire project including proposed changes to the exterior and interior as well as the design of any additions. Qualifying project expenses under both the state and federal programs include most approved work related to the rehabilitation of the building and associated architectural, engineering, project management and developer fees. Additions and other new construction are not eligible expenses.

Both programs also require that the project be completed within two years, unless it is pre-approved as a phased project with a timeline of five years or less. If you are interested in either or both of these programs, consult your accountant and/or attorney before you begin your project to determine if the credits may be beneficial to you. The websites below have more information on these programs.



VIRGINIA REHABILITATION TAX CREDIT PROGRAM:

www.dhr.virginia.gov/tax_credits/tax_credit.htm

FEDERAL HISTORIC PRESERVATION TAX INCENTIVES PROGRAM:

www.nps.gov/history/hps/tps/tax/

NOTE:

If the historic rehabilitation tax credits are being used, it is necessary to fully photograph the inside and outside of the building, and apply for the tax credits before work commences on the building.